



Courthouse, Pittsburgh said County to enforce the Court Judgment of \$139,596.10.

Location of Property: 1019 Jerome Street, Pittsburgh, PA 15220

Being Tax Parcel No: 18-B-76-0-01 & 18-B-76-0-2

Improvements consists of residential property.

Seized and taken in execution of the property of Charles W. Emery, Jr.

Notice is hereby given that a schedule of distribution will be filed by the Sheriff 30 days after the date of the Sale. Distribution will be made in accordance with the schedule unless exceptions are filed hereto within ten (10) days thereafter.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW. THE OFFICES CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THESE OFFICES MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Allegheny County Bar Association  
Koppers Building  
436 7th Avenue, 4th Fl.  
Pittsburgh, PA 15219  
412-261-5555  
Neighborhood Legal Services  
928 Penn Street  
Pittsburgh, PA 15222  
412-255-6700

Plaintiff's Attorney: Stephen M. Hladik, Esq., Hladik, Onorato and Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454, 215-855-9521.

20-02960 Aug 5, 2020

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
South Allegheny School District, Plaintiff,  
v.  
Danielle Thompson, Known Heir and the Unknown Heirs of Alfred Mosqueda, Deceased, Defendants.

#### Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 383-L-90, more commonly known as 328 San Juan Drive, McKeesport, PA 15133 in the Borough of Port Vue.

#### Notice

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a Judgment may be entered against you without further notice to the relief requested by the Plaintiff. You may lose the property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
The Allegheny County Bar Association,  
400 Koppers Building  
436 Seventh Avenue  
Telephone: 412-261-6161  
Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400

20-02961 Aug 5, 12, 2020

#### Notice

To protect public health, the Board of The Pittsburgh Water and Sewer Authority will hold the August Board Meeting via a telephone conference line.

The meeting will occur Friday, August 21, at 10:00 am. The dedicated telephone conference information is as follows:

Conference Call Phone Number: (646) 558-8656

Meeting ID: 847 6502 0377

While on the conference line, you will be able to listen to the board meeting, but board members will not be able to hear you. PWSA is accommodating requests for public comment using the conference line. For more information on PWSA's response to the COVID-19 pandemic, go to [www.pgh2o.com/covid-19](http://www.pgh2o.com/covid-19).

20-02996 Aug 5, 2020

#### Storage Sale Notice

Notice is hereby given that EZ Storage, Lessor, will see at Auction to the highest bidder, at its office at 810 Trumbull Drive, Pittsburgh, PA 15205 on August 12th, 2020 at 1:30 p.m. local time, the property of its Lessee(s) described below for storage costs specified plus legal costs of sale, all as provided for by the terms of the lease.

Unit - Tenant  
253 - Dustin Mead  
3002 - Shawn Heinrich  
3060 - Margaret Neville  
3095 - Lynn Luster  
4026 - Jeremy Fisher  
4047 - Mark Gigler  
5033 - Ronald Nesky Jr.  
6009 - John Verbonach  
7005 - Deborah Jones  
4017A - Christina Koch

20-02864 Jul 29; Aug 5, 2020

#### Storage Sale Notice

Notice is hereby given that EZ Storage, Lessor, will sell at auction to the highest bidder, at its office at 1003 Ross Park Mall

Drive, Pittsburgh, PA 15237 on the 12th Day of August, 2020 at 9:30 a.m. local time, the property of its Lessee(s) described below for the storage costs specified plus legal costs of the sale, all as provided for by the terms of the lease.

Unit - Tenant Name  
218 - L. Johnson  
350 - N. Andrews, Jr.  
504 - R. O'Toole  
550 - M. Pelkofer  
620 - J. Chamberlain  
800 - F. Asturi  
807 - C. Grayson

20-02866 Jul 29; Aug 5, 2020

#### Revocable Trust Notice

The Trustee named below gives notice of the death of Kathryn S. Roth on March 24, 2020 of Allegheny County, PA. The Kathryn S. Roth Revocable Living Trust was established on November 16, 2012. The Trustee requests all persons having claims against the decedent to make the same known in writing to his or her attorney and all persons indebted to the decedents to make payment without delay: Shirley L. Roth c/o Jennifer Rose, CELA and Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

20-02872 Jul 29; Aug 5, 12, 2020

## CIVIL DIVISION

#### Arbitration Awards

(Continued from Page 6, Column 5)

**Portfolio Recovery Associates LLC** vs Betzner; AR-19-002110; P-atty: Matthew Weston Pomy; D-atty: Thomas J. Dausch; Award for Defendant on Plaintiff's claim. Dated 07/20/20. Notice of award sent. Arbitration Board #38817

**Steel City Homes LLC** vs Davison; AR-20-000301; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against the Defendants in the amount of \$7,626.27. Dated 07/21/20. Notice of award sent. Arbitration Board #38819

**Unifund CCR LLC** vs Hunter; AR-20-000592; P-atty: Demetrios H. Tsarouhis; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$2,915.94. Dated 07/21/20. Notice of award sent. Arbitration Board #38820

**Grier** vs Wendy's Restaurant; AR-19-005008; P-atty: Reed James Davis, Robert K. Lascher; D-atty: Donald J. McCormick; Award for Defendant Dated 07/21/20. Notice of award sent. Arbitration Board #38819

**Citygate GIS LLC** vs Colella; AR-20-000080; P-atty: Aaron M. McDonough; D-atty: Edward I. Levicoff; Award for Defendant Dated 07/21/20. Notice of award sent. Arbitration Board #38820

**Unifund CCR LLC** vs Kyles; AR-20-000648; P-atty: Demetrios H. Tsarouhis; Award Ex Parte For the plaintiff and against the defendant in the amount of \$1,628.83. Dated 07/22/20. For failure of defendant to appear at 10:15 am. Notice of award sent. Arbitration Board #38822

**Unifund CCR LLC** vs Steele; AR-20-000659; P-atty: Demetrios H. Tsarouhis; Award Ex Parte for the Plaintiff and against the Defendant in the amount of \$1,918.96. Dated 07/22/20. For failure of defendant to appear at 10:15 am. Notice of award sent. Arbitration Board #38822

**Murphy** vs Corrie; AR-19-005452; P-atty: Matthew D. Gailey; D-atty: Danielle Berger Kramer, Danielle Kramer; Award for Defendant and against Plaintiff. Dated 07/22/20. Notice of award sent. Arbitration Board #38822

**Unifund CCR LLC** vs Manuel; AR-20-000646; P-atty: Demetrios H. Tsarouhis; Award Ex Parte for the Plaintiff and against the Defendant in the amount of \$2,141.85. Dated 07/22/20. For failure of defendant to appear at 10:15 am. Notice of award sent. Arbitration Board #38822

**Unifund CCR LLC** vs Hudson; AR-20-000667; P-atty: Demetrios H. Tsarouhis; Award Ex Parte For the plaintiff and against the defendant in the amount of \$1,239.20. Dated 07/22/20. For failure of defendant to appear at 10:15 am. Notice of award sent. Arbitration Board #38822

**Soptoshi Penn Properties LLC** vs Grimes, et al; LT-20-000153; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 07/23/20, showing a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$ 11,648.52 plus costs. Defendant not appearing. (Hertzberg), J. 4 # notices of verdict mailed on 07/24/20.

**Schnorrer Realty LLC** vs Scott; LT-20-000022; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 07/23/20, showing a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$4,482.74 plus costs. Defendant not appearing. (Hertzberg), J. 2 # notices of verdict mailed on 07/24/20.

**Revzin** vs Letner; LT-19-001159; P-atty: Matthew J. Beam; D-atty: Pro Se; Award for Plaintiff On Plaintiff's claim for Possession: Award for Plaintiff based on Non-payment of rent. On Plaintiff's claim for Damages Award for Plaintiff in the amount of \$8,059.18 for rent. Total \$8,059.18. Dated 07/23/20. Arbitration Board #38824

**Raza** vs Dudley; LT-20-000072; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff On Plaintiff's claim for Possession: Award for Plaintiff based on: Non-payment of rent. On Plaintiff's claim for Damages Award for Plaintiff in the amount of \$7,635.00 for rent. Total \$7,635.00. Dated 07/20/20. Notice of award sent. Arbitration Board #38823

**Hulton Arbors** vs Hill; LT-20-000100; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant Dated 07/23/20. On Plaintiff's claim for Possession: Award for Damages Award for Defendant. Notice of award sent. Arbitration Board #38824

**PMH Real Estate LLC** vs Bezts, et al; LT-19-001432; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 07/23/20, showing a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$7,650.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at 508 Broadway Ave. McKees Rocks, PA 15136. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted. Any monies shall be released and applied to the verdict. (Hertzberg), J. 3 # notices of verdict mailed on 07/24/20.

**W Group Realty Trust LLC** vs Fleming; LT-20-000019; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 07/23/20, showing a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,160.00 plus costs. Defendant not appearing. (Hertzberg), J. 2 # notices of verdict mailed on 07/24/20.

**Davis** vs Perkins; LT-20-000134; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 07/23/20, showing a verdict is entered in favor of the Plaintiff and against Defendant in the amount of \$1,420.00 plus costs. Defendant not appearing. (Hertzberg), J. 2 # notices of verdict mailed on 07/24/20.

**Williams** vs Myers; LT-20-000136; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff On Plaintiff's claim for Possession: Award for Plaintiff based on Non-payment of rent. On Plaintiff's claim for Damages Award for Plaintiff in the amount of \$4,466.00 for rent. Total \$4,466.00. Dated 07/23/20. Notice of award sent. Arbitration Board #38823

**Brown** vs Sanders, et al; LT-20-000143; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 07/23/20, showing a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$5,323.00 plus cost. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at 558 Seagirt Street Pittsburgh, PA 15221. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted. Any monies shall be released and applied to the verdict. (Hertzberg), J. 3 # notices of verdict mailed on 07/24/20.

**Unifund CCR LLC** vs Cruz; AR-20-000675; P-atty: Demetrios H. Tsarouhis; Award for Defendant Dated 07/24/20. Notice of award sent. Arbitration Board #38826

**Unifund CCR LLC** vs Klink; AR-20-000676; P-atty: Demetrios H. Tsarouhis; Award for Defendant Dated 07/24/20. Notice of award sent. Arbitration Board #38826

**Ricupero** vs Sisko Waterproofing and Foundation LLC; AR-20-000716; P-atty: John J. Romza; D-atty: D. Scott Lautner; Award for Plaintiff in the amount of \$13,697.00. Dated 07/24/20. Notice of award sent. Arbitration Board #38825

**Unifund CCR LLC** vs Lincoln; AR-20-000678; P-atty: Demetrios H. Tsarouhis; Award Ex Parte for Plaintiff in the amount of \$2,971.48 and against the Defendant. Defendant did not appear at 10:15 am. Dated 07/27/20. Notice of award sent. Arbitration Board #38827

**Unifund CCR LLC** vs Wykoff; AR-20-000679; P-atty: Demetrios H. Tsarouhis; Award Ex Parte for Plaintiff in the amount of \$1,469.65. Defendant did not appear at 10:30 am. Dated 07/27/20. Notice of award sent. Arbitration Board #38827

**Unifund CCR LLC** vs Bombich; AR-20-000682; P-atty: Demetrios H. Tsarouhis; Award Ex Parte for Plaintiff in the amount of \$2,365.52. Defendant did not appear at 10:17 am. Dated 07/27/20. Notice of award sent. Arbitration Board #38827

**Unifund CCR LLC** vs Patterson; AR-20-000683; P-atty: Demetrios H. Tsarouhis; Award Ex Parte for Plaintiff in the amount of \$1,765.44. Defendant did not appear at 10:20 am. Dated 07/27/20. Notice of award sent. Arbitration Board #38827

**Cavalry SPV I LLC** vs Frankert; AR-20-000699; P-atty: David J. Apothaker; Award Non Pros for Defendant. Plaintiff not appearing at 10:05 am. Dated 07/27/20. Notice of award sent. Arbitration Board #38827

**Discover Bank** vs Sasko; AR-20-000717; P-atty: Matthew Weston Pomy; Award for Plaintiff and against the Defendant in the amount of \$6,407.40, by consent. Dated 07/27/20. Notice of award sent. Arbitration Board #38827

**Discover Bank** vs Baust; AR-20-000742; P-atty: Matthew Weston Pomy; Award for Defendant and against Plaintiff. Dated 07/27/20. Notice of award sent. Arbitration Board #38827

**Yecko** vs Kacey, et al; GD-16-018689; P-atty: H. Barry Bier; D-atty: Douglas J. Keil, Donna Marie Flaherty; Award for Defendants and against the Plaintiff. Dated 07/27/20. Notice of award sent. Arbitration Board #38828

**Deiuliis, et al** vs Harley Davidson Motor Company; AR-19-004607; P-atty: Robert A. Rapkin; D-atty: Nicholas F. Borsuk; Award for Plaintiffs Christopher W. Deiuliis and Nina Joanne Deiuliis and against Defendant Harley Davidson Motor Company Group, LLC in the amount of \$27,715.25, which is inclusive of Plaintiff's attorney's fees in the amount of \$5,875.25. Dated 07/27/20. Notice of award sent. Arbitration Board #38828A

**Unifund CCR LLC** vs James; AR-20-000677; P-atty: Demetrios H. Tsarouhis; Award Ex Parte for Plaintiff in the amount of \$1,461.26. Defendant did not appear at 10: 10 am. Dated 07/27/20. Notice of award sent. Arbitration Board #38827

**Brosovic** vs Wal-Mart Stores East L.P., et al; GD-19-001661; P-atty: Robert E. Mielnicki; D-atty: Rebecca Sember Izsak; Award for Plaintiff and against Defendants in the amount of \$3500.00. Dated 07/28/20. Notice of award sent. Arbitration Board #38829

**Adams** vs Setcavage; AR-19-004442; P-atty: Anthony J. Giannetti; D-atty: Stephen J. Summers; Award for Plaintiff in the amount of \$20,000.00. Dated 07/28/20. Notice of award sent. Arbitration Board #38830A

**Sirianni** vs Mercedes-Benz USA LLC; AR-19-004731; P-atty: Robert A. Rapkin; D-atty: Jeffrey Cohen; Award for Defendant Dated 07/28/20. Notice of award sent. Arbitration Board #38830

**Discover Bank** vs Rozier; AR-20-000745; P-atty: Matthew Weston Pomy; Award Ex Parte for Plaintiff and against Defendant in the amount of \$3,819.62. Defendant failed to appear as of 10:25 am. Dated 07/29/20. Notice of award sent. Arbitration Board #38831

**Dabeco** vs Fortune Mortgage Group; AR-20-000748; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff in the amount of \$1,000.00 and against the Defendant. Dated 07/29/20. Notice of award sent. Arbitration Board #38832

**Unifund CCR LLC** vs Saad; AR-20-000749; P-atty: Demetrios H. Tsarouhis; Award Ex Parte for Plaintiff in the amount of \$1,469.76. Defendant did not appear at 10:40 am. Dated 07/29/20. Notice of award sent. Arbitration Board #38831

**Hollis** vs Lane; AR-19-001322; P-atty: James DePasquale; D-atty: Katherine E. Leonard; Award for Plaintiff against Defendant in the amount of \$10,000.00. Dated 07/29/20. Notice of award sent. Arbitration Board #38831

**Discover Bank** vs Lautner; AR-19-006301; P-atty: Jonathan Paul Cawley; D-atty: Pro Se; Award Ex Parte for Plaintiff in the amount of \$,107.29. On Defendant's counterclaim award for Plaintiff. Defendant did not appear at 10: 30 am. Dated 07/29/20. Notice of award sent. Arbitration Board #38831

## UPDATED PROCEDURE: Please Use Our New Address, Online System or Email to Send Legal Ads

As the ACBA adheres to social distancing mandates, there are currently minimal ACBA employees working in our Koppers Building office. We are requesting that *Pittsburgh Legal Journal* ads be sent to us the following ways:

**Online system:** Submission of most legal notices for publication in the *Pittsburgh Legal Journal* must be done through our online system, which can be accessed here: [type.pittsburghlegaljournal.org](http://type.pittsburghlegaljournal.org). While not all types of legal advertisements can be submitted using this method, most can. You do not need to be a subscriber to register and to create a username and password to use this option.

The types of legal advertisements customers must type using our online system are: Articles of Incorporation Business Corp., Articles of Incorporation Nonprofit Corp., Articles of Incorporation Professional Corp., Cert. of Limited Partnership, Cert. of Organization L.L.C., Estates, Fictitious Name Registration, Statement of Registration Foreign Business Corp., Statement of Registration Foreign Nonprofit Corp., Voluntary Dissolution Business Corp., Voluntary Dissolution Nonprofit Corp., and Voluntary Dissolution Professional Corp.

**By Email:** Send your legal ad to [PLJads@acba.org](mailto:PLJads@acba.org). ACBA staff will process your request and email you an invoice that can be paid online by credit card. Only the following types of ads can be processed via email: Adoptions, Action to Quiet Title, App. Cert. for Authority Foreign Business (which are now Statement of Registration), App. Cert. for Authority Foreign Nonprofit Corp. (which are now Statement of Registration), Application for Termination of Authority, Availability of Annual Return, Bankruptcy Notice, Delinquent Tax Notice, Intent to Withdraw Foreign Business Corp, Intent to Withdraw Foreign Nonprofit Corp., Marshals Sale, Notice, Notice of Action in Mortgage Foreclosure, Notice of Condemnation, Notice of Lawsuit, and Notice of Trust.

For your convenience, all *PLJ* templates are available online here:

[pittsburghlegaljournal.org/advertising/index.php](http://pittsburghlegaljournal.org/advertising/index.php)

**By U.S. Mail:** If you prefer to continue to mail in your legal ads, please do so but use this lockbox address: **ACBA, P.O. Box 3455, Pittsburgh, PA 15230.**

Thank you for your cooperation during these unprecedented times. For more information or assistance, contact Denise Velez at 412-402-6687, [dvelez@acba.org](mailto:dvelez@acba.org) or Jim Spezialetti at 412-402-6662, [jspezialetti@acba.org](mailto:jspezialetti@acba.org).